

## **ARTICLE 13.00**

# **AGRICULTURAL DISTRICT**

### **Section 13.01 -- STATEMENT OF PURPOSE**

The Agricultural District is intended to provide areas of the City for agricultural use, and other compatible uses that typically occupy large open land areas. The standards in this district are intended to provide a stable environment for continued agricultural production, assuring that permitted uses peacefully coexist in a low-density setting, while preserving the rural-like features and character of the District, until such time that the land may be needed for more intensive development.

### **Section 13.02 -- PERMITTED USES AND STRUCTURES**

#### **A. Principal Uses and Structures**

In all areas zoned Agricultural District, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Cultivation of farm crops and nursery crops.
2. Commercial greenhouses, including the sale of seeds, plants, fertilizers, and hand tools necessary for the care and cultivation of such plants.
3. Kennels.
4. Veterinary clinics.
5. Fire stations.
6. Schools.
7. Riding stables, commercial and private.
8. Single family detached dwellings.
9. The raising and keeping of farm animals and poultry.
10. Parks.
11. Golf courses and golf driving ranges.
12. Cemeteries.

**B. Accessory Uses and Structures**

The following uses and structures accessory to principal uses and structures in the Agricultural District shall be permitted, subject to the provisions in Section 3.03:

1. Home occupations, subject to the provisions in Section 3.06.
2. Signs, subject to the provisions in Article 8.00.
3. Off-street parking, subject to the provisions in Article 5.00.
4. Uses and structures incidental to and customarily associated with single family detached dwelling units, such as private garages.
5. The sale of products produced on the premises.
6. Small Wind Energy Systems.

**C. Permitted Uses with Special Standards**

In all areas zoned Agricultural District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Outdoor storage of recreational equipment in an accessory building, subject to the provisions in Section 5.01.F.
2. Public utility facilities, subject to the provisions in Section 9.02.K.
3. Campgrounds, subject to the provisions in Section 9.02.L.
4. Private recreation facilities, subject to the provisions in Section 9.02.L.

**D. Conditional Land Uses**

The following uses may be permitted by the City Council, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Outdoor sales of nursery stock, garden supplies, and produce.
2. Radio and TV broadcasting towers, subject to the provisions in Section 3.16.
3. Animal shelters.
4. Places of worship.
5. Sanitary landfills.
6. Wireless Reception Facilities, subject to the provisions in Section 3.16.
7. Colleges and Universities, subject to the provisions in Section 9.02.F.

**Section 13.03 -- DEVELOPMENT STANDARDS**

---

**A. Site Plan Review**

Site plan review and approval is required for all uses in accordance with Article 27.00.

**B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the Agricultural District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations.

The following chart summarizes the regulations in Article 26.00, but the user is advised to refer to Article 26.00 for more detailed information and explanatory notes. The following standards apply to single family dwellings, churches, fire stations and schools:

Minimum Lot Area	14,000 square feet
Minimum Lot Width	100 feet
Maximum Height of Principal Structure	28 feet
Minimum Setbacks	
Front	30 feet (measured from front lot line)
Side	10 ft.
Both Sides	20 ft.
Rear	35 ft.
Side Street	20 ft.

All other uses in the Agricultural district shall be setback one hundred (100) feet from any property line.

**C. Residential Open Space Development**

Residential open space developments may be permitted in the Agricultural District as a means to achieve the basic intent of this district, in accordance with Article 25.00.